125.0	0001	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,154,700 / 1,154,700
					USE VALUE:	1,154,700 / 1,154,700
					ASSESSED:	1,154,700 / 1,154,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WINDERMERE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELIEZER CAREN
Owner 2:	SMITH LAURA
Owner 3:	
Street 1:	19 WINDERMERE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TOOMEY JOHN A/KIMBERLEY A -
Owner 2:	-
Street 1:	19 WINDERMERE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,800 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1904, having primarily Vinyl Exterior and 2524 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7800.000	558,900	7,200	588,600	1,154,700
Total Card	0.179	558,900	7,200	588,600	1,154,700
Total Parcel	0.179	558,900	7,200	588,600	1,154,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.42 | /Parcel: 457.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 80236
GIS Ref:
GIS Ref:
Insp Date: 06/30/18

!9668!

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	558,900	7200	7,800.	588,600	1,154,700	1,154,700	Year End Roll	12/18/2019
2019	101	FV	419,800	7400	7,800.	621,300	1,048,500	1,048,500	Year End Roll	1/3/2019
2018	101	FV	419,800	7400	7,800.	457,800	885,000	885,000	Year End Roll	12/20/2017
2017	101	FV	419,800	7400	7,800.	438,200	865,400	865,400	Year End Roll	1/3/2017
2016	101	FV	419,800	7400	7,800.	405,500	832,700	832,700	Year End	1/4/2016
2015	101	FV	397,100	7600	7,800.	340,100	744,800	744,800	Year End Roll	12/11/2014
2014	101	FV	397,100	7600	7,800.	332,200	736,900	736,900	Year End Roll	12/16/2013
2013	101	FV	397,100	7600	7,800.	316,500	721,200	721,200		12/13/2012

PRINT

Date	Time
12/11/20	00:06:44

LAST REV

Date	Time
08/06/18	15:06:16
apro	
9668	

USER DEFINED

Prior Id # 1:	80236
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOOMEY JOHN A/K	52683-44		4/30/2009		766,000	No	No		
PILLA GEORGE J-	33172-97		6/23/2001		722,000	No	No		
	2128-7 8		7/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2009	912	Re-Roof	12,395					
8/31/2004	839	Redo Kit	16,000	C		G6	GR FY06	
10/6/1994	527		20,000					22X22 GARAGE
5/11/1994	189	Manual	6,000					REPLACE WDKS

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	HS	Hanne S
5/1/2018	MEAS&NOTICE	CC	Chris C
2/19/2009	Measured	372	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
10/16/2001	MLS	MM	Mary M
5/1/2000	Inspected	276	PATRIOT
11/2/1999	Measured	266	PATRIOT
7/11/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7800		Sq. Ft.	Site		0	90.	0.84	10									588,599						588,600	

Total AC/HA: 0.17906 | Total SF/SM: 7800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 588,599 | Spl Credit | Total: 588,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1904	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17631578
Const Adj.:	0.99989998
Adj $ / SQ:	152.906
Other Features:	109250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686619
Depreciation:	127711
Depreciated Total:	558908

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

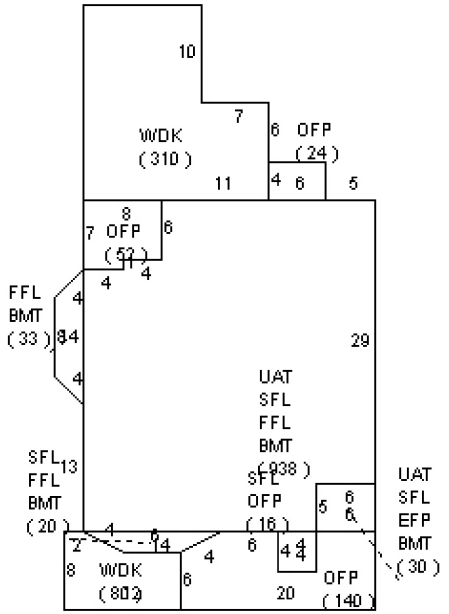
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	203.36
Special Features:	0	Val/Su Net:	142.94
Final Total:	558900	Val/Su SzAd	280.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,021	67.890	69,316
SFL	Second Floor	1,004	152.910	153,517
FFL	First Floor	991	152.910	151,530
WDK	Deck	390	8.560	3,340
UAT	Upper Attic	242	89.450	21,647
OFP	Open Porch	232	23.610	5,477
EFP	Enclos Porch	30	72.590	2,178
	Net Sketched Area:	3,910	Total:	407,005
Size Ad	1995	Gross Are	4636	FinArea 2524

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 125.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	GD	1975	20.17	T	26.4	101			7,200			7,200

More:	N	Total Yard Items:	7,200	Total Special Featues:		Total:	7,200